Laureate Park Heritage

**Stunning Exteriors**
Paver front porches, lead walkways, lanai and driveways
Choice of designer selected exterior color schemes
Sherwin Williams® Flex Lox exterior paint
Kwikset® Dakota handleset with SmartKey re-key technology in satin nickel
Professionally designed landscaping Irrigation system, per landscaping Sentricon® Colony pest control system
30 Year Dimensional architectural roof shingles
8’ Front entry door
Garage door opener
Garage prewire for GE® Residential EV Charging Station
Coach lights on garage
Gutters on side elevations
(2) Hose bibs per plan
(3) Weather proof electrical receptacles per plan

**Dramatic Interiors**
17” ceramic tile foyer, kitchen, bathrooms and utility room per plan
Two-panel interior doors with arched top
Sherwin Williams® washable low VOC interior paint
Designer light fixture package per plan
Rocker light switches
Oval bevel edge mirror in powder bath per plan
42” high mirrors in master and secondary baths
LG® Hi-Macs Solid Surface bath vanities raised height
Porcelain pedestal sink in powder bath per plan
Chrome bathroom accessories and Moen® chrome faucets
Fiber optic community with WiFi enabled homes by DAIS Technologies.
Two TV drops - one in living room and one in master bedroom with the living room TV including an in-wall chase.
Carbon Monoxide and smoke detectors
100% BCF Recyclable Textured Nylon Fiber Carpet
Knockdown textured ceilings
Orange peel textured interior walls
5 ¼” baseboards and 2 ½” casing
Wood window sills except in wet areas
Taexx pest control Tubes in the Wall * system

**Elegant Master Retreats**
Spacious walk-in closets with ventilated shelving
Linen closet per plan
17” ceramic tile flooring in Bathroom
Walk-in showers with tile floor and surround
Full width vanity mirror
LG® Hi-Macs Solid Surface raised height countertop bath vanities with 3” splash
Ceramic tile shower flooring in the walk in showers
Ceramic tile on all shower walls to a minimum of 88 inches above the floor

**Stylish Modern Kitchens**
17” ceramic tile flooring
Designer Wellborn® cabinetry with 42” upper cabinets
Granite countertops with 3” backsplash
Designer Moen® kitchen faucet with vegetable sprayer
Stainless steel under mount sinks with disposal
Closet pantry per plan
LED lighting per plan
Whirlpool electric smooth top range
Whirlpool 30” microwave above the range vented to exterior
Whirlpool multi-cycle tall tub built in dishwasher
Whirlpool side by side refrigerator

**Built in Energy Efficiency**
Qualifies for Environmental Protection Agency’s Energy Star® Designation
Double pane Low-E3 vinyl SilverLine® windows by Plygem
R-30 ceiling insulation
R-4.1 insulation on concrete exterior walls
R-13 frame wall insulation Continuous vent soffits Radiant barrier roof sheathing
Owen’s Corning® Energy Complete insulation air gasket at attic to wall sealant
Efficient 15 SEER HVAC system
Digital programmable thermostat
Air seal around doors, windows and exterior penetrations with expanding foam
Concrete block, drop ledge construction
Efficient water management
Bradford White AeroTherm™ Series Heat Pump Water Heater
CRI Green Label® carpet
Energy efficient LED Lighting

**The Ashton Woods Advantage**
Ashton Woods uses panelized wood frame wall systems, floor systems, and engineered truss systems to reduce waste, create strong floors, and to increase the tightness of your home for energy efficiency.
Your home will have 16 inch on Center Wall Framing for strong walls.
Foundation construction to create height, clean lines, fit, and finish.
Personalized interior design and color consultation at The Studio by Ashton Woods Design Professionals
Convenient mortgage services
1-2-10 Limited Warranty

**Community Highlights**
Laureate Park Aquatic Center
Village Center
Lakeside restaurant and café
Crescent Park
Located minutes from Lake Nona’s Medical City
Easy access to Florida’s Greenway 417
Close commute to Orlando International Airport
44 miles walking and bike trails

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